

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- DECEMBER 17, 2021
VIRTUAL MEETING**

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE:
WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the November 19, 2021 regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the December 17, 2021, regular meeting of the Board.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

288-20-S	ZONING DISTRICT: C2-1	WARD: 14
APPLICANT:	Chicago Alternative Health Center dba Midway Dispensary	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5648-50 S. Archer Avenue	
SUBJECT:	Application for a special use to expand an existing medical cannabis dispensary.	

289-20-S	ZONING DISTRICT: C2-1	WARD: 14
APPLICANT:	Chicago Alternative Health Center dba Midway Dispensary	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5648-50 S. Archer Avenue	
SUBJECT:	Application for a special use to expand an existing adult use recreational cannabis dispensary.	

REGULAR CALL

491-21-Z	ZONING DISTRICT: RS-2	WARD:34
APPLICANT:	Herbert Johnson	
OWNER:	Same as applicant	
PREMISES AFFECTED:	9936 S. Aberdeen Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 33.75' to 12', south side setback from 4' to 1.68' (north to be 1.9'), combined side yard setback from 8.7' to 3.58' for a proposed second floor addition, rear open wood decks and stair and rear detached three-car garage on an existing one-story single-family residence.	

492-21-Z	ZONING DISTRICT: RS-1	WARD: 39
APPLICANT:	Therese C. Glab	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5626 N. Kerbs Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 34.21' to 21.83' for a proposed one-story addition to the existing single-family residence.	
493-21-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Panoptic Group, LLC	
OWNER:	William Busko	
PREMISES AFFECTED:	2132 W. Rice Street	
SUBJECT:	Application for a variation to reduce minimum lot area from the required 3,000 square feet to 2,953 square feet for a proposed three-story, three-dwelling unit building with three-story covered porch and a three-parking space parking pad.	
494-21-S	ZONING DISTRICT: PMD-4	WARD: 27
APPLICANT:	Baked Buds Company, LLC	
OWNER:	Lake Industrial Park, LLC	
PREMISES AFFECTED:	1958 W. Lake Street	
SUBJECT:	Application for a special use to establish a cannabis infuser facility.	
495-21-Z	ZONING DISTRICT: B2-3	WARD: 47
APPLICANT:	3244 Lincoln, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3244-46 N. Lincoln Avenue	
SUBJECT:	Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 1' for a proposed four-story, seven dwelling unit building with roof deck and ground floor retail use.	
496-21-Z	ZONING DISTRICT: RM-4.5	WARD: 26
APPLICANT:	Noel Roma, Jr.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1628 N. Harding Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 2' to zero (south side setback to be 2.01'), combined side yard setback from 4.80' to 2.01' for a proposed third floor north/south side dormers to the existing three-story, two dwelling unit building.	
497-21-S	ZONING DISTRICT: M1-1	WARD: 13
APPLICANT:	JRA Holdings, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5914 S. Central Avenue	
SUBJECT:	Application for a special use to establish a non-accessory parking lot with sixty-four parking spaces.	

498-21-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Dana Westfall and Nicole Van Haverbeke	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1909 W. Cortland Avenue	
SUBJECT:	Application for a variation to reduce the west side setback from the required 2' to 0.2' (east to be 2.8'), combined side yard setback from 4.8' to 3' for a proposed two-story rear addition and two car garage with rooftop deck to the existing three-story, single-family residence.	
 499-21-Z	 ZONING DISTRICT: RS-3	 WARD: 32
APPLICANT:	Dana Westfall and Nicole Van Haverbeke	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1909 W. Cortland Street	
SUBJECT:	Application for a variation to increase the floor area ratio from 0.9 to 1.0 for a proposed two-story rear addition and two car garage with rooftop deck to an existing three-story, single-family residence.	
 500-21-S	 ZONING DISTRICT: B3-2	 WARD: 1
APPLICANT:	Lux Living 4U, LLC	
OWNER:	Estate of John J. Lo Galbo & Estate of Mary R. Lo Galbo	
PREMISES AFFECTED:	605 N. Ashland Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with an attached four car garage.	
 501-21-Z	 ZONING DISTRICT: B3-2	 WARD: 1
APPLICANT:	Lux Living 4U, LLC	
OWNER:	Estate of John J. Lo Galbo & Mary R. Lo Galbo	
PREMISES AFFECTED:	605 N. Ashland Avenue	
SUBJECT:	Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 3', east side setback from 2.8' to zero for a proposed four-story, four dwelling unit building with an attached four-car garage.	
 502-21-S	 ZONING DISTRICT: M3-3	 WARD: 32
APPLICANT:	Elston Petroleum, Ltd.	
OWNER:	MRR 525 Kedzie, LLC	
PREMISES AFFECTED:	1940 N. Elston Avenue	
SUBJECT:	Application for a special use to establish a gas station with six pumps and an accessory retail convenience store.	

503-21-Z	ZONING DISTRICT: M3-3	WARD: 32
APPLICANT:	Elston Petroleum, Ltd.	
OWNER:	MRR 525 Kedzie, LLC	
PREMISES AFFECTED:	1940 N. Elston Avenue	
SUBJECT:	Application for a variation to reduce the lot area from the required 20,000 square feet to 16,834 square feet for a proposed gas station with six pumps with an accessory convenience store on the first floor of an existing two-story building with office use on the second floor.	
504-21-Z	ZONING DISTRICT: RT-4	WARD: 21
APPLICANT:	Lawndale Educational and Regional Network	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1700 W. 83rd Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 37.5' to 0.69' for a proposed two-story addition to an existing three-story school.	
505-21-Z	ZONING DISTRICT: RT-4	WARD: 21
APPLICANT:	Lawndale Educational and Regional Network	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1700 W. 83rd Street	
SUBJECT:	Application for a variation to increase the floor area ratio from 1.2 (39,816 square feet) to 1.64 (54,336 square feet) for a proposed two-story addition to an existing three-story school.	
506-21-Z	ZONING DISTRICT: RT-4	WARD: 21
APPLICANT:	Lawndale Educational and Regional Network	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1700 W. 83rd Street	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 2,157 square feet to zero for a proposed two-story addition to an existing three-story school.	
507-21-Z	ZONING DISTRICT: RT-4	WARD: 21
APPLICANT:	Lawndale Educational and Regional Network	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1700 W. 83rd Street	
SUBJECT:	Application for a variation to reduce the length of the required loading space from 50' to 25' for a proposed two-story addition to the existing three-story school.	
508-21-S	ZONING DISTRICT: RT-4	WARD: 21
APPLICANT:	Lawndale Educational and Regional Network	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8255 S. Paulina Street	
SUBJECT:	Application for a special use to establish an accessory off-site parking lot for an existing school located at 1700 W. 83rd Street, which is not more than 600' from the use served for a proposed two-story addition to an existing three-story school.	

509-21-S	ZONING DISTRICT: RT-4	WARD: 21
APPLICANT:	Lawndale Educational and Regional Network	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8255 S. Paulina Street	
SUBJECT:	Application for a special use to establish a non-accessory parking lot with twenty-four parking stalls.	
510-21-Z	ZONING DISTRICT: RT-4	WARD: 21
APPLICANT:	Lawndale Educational and Regional Network	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8255 S. Paulina Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 15' to 4.61' for a proposed non-accessory parking lot with twenty-four parking spaces.	
511-21-Z	ZONING DISTRICT: RT-4	WARD: 21
APPLICANT:	Lawndale Educational and Regional Network	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8255 S. Paulina Street	
SUBJECT:	Application for a variation to reduce the required 7' landscape setback to 4.61' along 83rd Street and to allow ornamental fence to be installed at the property line instead of 5' from property line along 83rd Street and to waive required hose bibs for the required accessory off-site parking lot for an existing parking lot for an existing school at 1700 W. 83rd Street.	
512-21-Z	ZONING DISTRICT: RT-4	WARD: 7
APPLICANT:	Board of Education for the City of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2423 E. 83rd Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 15' to 4.83', rear setback from 50' to zero for a proposed 8' tall chain link fence along E. 82nd Street and a new 12' tall chain link fence around the existing tennis courts to be renovated at an existing recreation use stadium building and associated outdoor recreation area.	
513-21-S	ZONING DISTRICT: B1-3	WARD: 48
APPLICANT:	Ignacio Davila Ayala dba Illusion Beauty	
OWNER:	Granville Place, LLC	
PREMISES AFFECTED:	1208 W. Granville Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
514-21-Z	ZONING DISTRICT: RM-5	WARD: 3
APPLICANT:	OHS Properties, LP	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4433 S. Prairie Avenue	
SUBJECT:	Application for a variation to reduce the required parking spaces from three to two for a proposed three-story, three dwelling unit building with a detached garage.	

515-21-S	ZONING DISTRICT: B3-2	WARD: 43
APPLICANT:	CEK111, LLC dba Salon Shiloh	
OWNER:	1967 North Halsted, LLC	
PREMISES AFFECTED:	1967 N. Halsted Street	
SUBJECT:	Application for a special use to establish a hair salon.	
516-21-Z	ZONING DISTRICT: RS-3	WARD: 47
APPLICANT:	Matthew Madden	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1906 W. Warner Avenue	
SUBJECT:	Application for a variation to reduce the east side setback from 4' to 2.86' (west to be 18.83'), combined side yard setback to be 21.69', rear setback from .35.05' to 29.02' for a proposed one-story rear addition to the existing single-family residence.	
517-21-S	ZONING DISTRICT: DX-5	WARD: 27
APPLICANT:	Luxe suites Chicago, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	812 W. Adams Street	
SUBJECT:	Application for a special use to reduce the required parking from the required eighty on-site parking spaces to twenty-seven spaces for a proposed seven-story retail, eighty dwelling unit building. This is a transit served location.	
518-21-Z	ZONING DISTRICT: DX-5	WARD: 27
APPLICANT:	Luxe Suites Chicago, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	812 W. Adams Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to zero for a proposed seven-story retail and eighty dwelling unit building. This is a transit served location.	
519-21-S	ZONING DISTRICT: B3-1	WARD: 38
APPLICANT:	Austin Donuts, Inc.	
OWNER:	Dharmesh Purohit	
PREMISES AFFECTED:	4825 N. Austin Avenue	
SUBJECT:	Application for a special use to establish a one-lane drive through facility to serve a proposed fast-food restaurant in an existing one-story building which is being converted from a bank to a restaurant.	
520-21-Z	ZONING DISTRICT: C2-1	WARD: 32
APPLICANT:	Howard Orloff imports, Inc.	
OWNER:	Peoria Enterprises	
PREMISES AFFECTED:	1804 W. Armitage Avenue	
SUBJECT:	Application for a variation to reduce the interior landscape area total from the required 586 square feet to 335 square feet, reduce the interior tree count from five to zero and waive the hose bib requirement.	

521-21-S **ZONING DISTRICT:** M2-2 **WARD:** 6
APPLICANT: Guaranteed Investment Corp.
OWNER: LP 7400, LLC
PREMISES AFFECTED: 7401 S. State Street
SUBJECT: Application for a special use to establish a cannabis infuser facility.

CONTINUANCES

37-21-S **ZONING DISTRICT:** PMD-9 **WARD:** 28
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis craft grow facility.

38-21-S	ZONING DISTRICT: PMD-9	WARD: 28
APPLICANT:	Canna B Growth, LLC	
OWNER:	Charles Hall	
PREMISES AFFECTED:	4411 W. Carroll Street	
SUBJECT:	Application for a special use to establish a cannabis processor facility.	

274-21-S	ZONING DISTRICT: M2-2	WARD: 6
APPLICANT:	Guaranteed Investments, Inc.	
OWNER:	LP 7400, LLC	
PREMISES AFFECTED:	7401 S. State Street	
SUBJECT:	Application for a special use to establish a cannabis craft grower facility.	

332-21-S **ZONING DISTRICT: B3-2** **WARD: 7**

APPLICANT: Toyin Omolasho dba Ty African Hair Braiding

OWNER: Yehuda Reich, BSD realty Essex, LLC

PREMISES AFFECTED: 2602 E. 79th Street

SUBJECT: Application for a special use to establish a hair (braiding) salon.

336-21-S	ZONING DISTRICT: B3-2	WARD: 34
APPLICANT:	Easyway Property	
OWNER:	Same as applicant	
PREMISES AFFECTED:	11100 S. State Street	
SUBJECT:	Application for a special use to expand the floor area of an existing gas station from 437 square feet to 893 square feet.	

418-21-S	ZONING DISTRICT: B3-1	WARD: 45
APPLICANT:	Thaibinh Nguyen Hernandez dba Beauty Bladed Company	
OWNER:	Thaibinh Hernandez, Dong Nguyen, Ricardo Do, William Do	
PREMISES AFFECTED:	4360 N. Milwaukee, Unit 1	
SUBJECT:	Application for a special use to establish a permanent make-up and body art tattoo facility.	

432-21-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	Tim and Danielle Frank	
OWNER:	Barrett Homes, LLC	
PREMISES AFFECTED:	2130 N. Kenmore	
SUBJECT:	Application for a variation to reduce the rear setback from the required 34.68' to 2', north setback from 4.8' to zero (south to be 19.33') for a proposed rear access stair, new fireplace on the garage rooftop deck and new basement addition to connect the house to the garage for the existing three-story single-family residence.	
 437-21-S	 ZONING DISTRICT: C2-1	 WARD: 32
APPLICANT:	Howard Orloff Imports, Inc.	
OWNER:	Peoria Enterprises, LLC	
PREMISES AFFECTED:	1804 W. Armitage Avenue	
SUBJECT:	Application for a special use to permit a vehicle outdoor storage to serve an auto dealership located at another location.	
 438-21-Z	 ZONING DISTRICT: C2-1	 WARD: 32
APPLICANT:	Howard Orloff Imports, Inc.	
OWNER:	Peoria Enterprises, LLC	
PREMISES AFFECTED:	1804 W. Armitage Avenue	
SUBJECT:	Application for a variation to reduce the front setback from 1.31' to zero, west side setback from 2' to 1.82' for a proposed 6' high privacy fence and vehicular outdoor storage to serve an auto dealership located at another location.	
 444-21-S	 ZONING DISTRICT: C1-2	 WARD: 7
APPLICANT:	Esther and Eugen Chukudebelu	
OWNER:	Same as applicant	
PREMISES AFFECTED:	8108 S. Exchange Avenue	
SUBJECT:	Application for a special use to establish an additional dwelling unit in the basement of a two-story, two dwelling unit building.	
 446-21-Z	 ZONING DISTRICT: RS-3	 WARD: 33
APPLICANT:	Luis Cuzco	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3343 W. Warner Avenue	
SUBJECT:	Application for a variation to reduce the west side setback from the required 2.8' to 1.12' (east to be 10.97'), combined side yard setback to be 12.09' for a proposed one-story rear addition to the first-floor unit to the existing two-story, two dwelling unit building.	

Approval of the written resolutions containing findings of fact consistent with votes of the Board for Board Cal. Nos. 398-21-Z, 404-21-Z, 445-21-S, 447-21-Z, 449-21-Z, 450-21-Z and 403-21-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its November 19, 2021 regular meeting, with the exception of Board Cal. Nos. 467-21-S, 468-21-S, 469-21-Z, 482-21-Z, 483-21-Z and 395-21-Z.

Adjournment.